

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
GREYSTONE CONDOMINIUM**

This First Amendment to Declaration of Condominium for Greystone Condominium ("this Amendment") is made this 21st day of December, 1988, by Greystone Associates, Inc., a Pennsylvania corporation, having its principal place of business at 1400 Fulton Building, Pittsburgh, Pennsylvania 15222 (hereinafter "Greystone").

WITNESSETH:

WHEREAS, Greystone is the Declarant under that Declaration of Condominium for Greystone Condominium dated November 9, 1988, and recorded in the Allegheny County Recorder of Deeds Office in Deed Book Volume 7908, page 395 (hereinafter "the Declaration"); and

WHEREAS, the Plats and Plans for the Condominium were recorded in the Allegheny County Recorder of Deeds Office in Plan Book Volume 155, pages 81-88 (hereinafter "the Plans") and

WHEREAS, as of the date hereof, Greystone is the holder of an eighty and forty-eight one hundredths (80.48%) percent undivided interest in the common elements appurtenant to the Condominium; and

WHEREAS, Greystone wishes to amend the Declaration and the Plats and Plans.

NOW, THEREFORE, intending to be legally bound hereby, Greystone hereby files the within Amendment and amends the Declaration as follows:

1. Preambles. The above preambles are incorporated herein by reference. Capitalized terms not otherwise defined herein shall have the meaning given such terms in the Declaration.

2. Amendment of Declaration. The Declaration is hereby amended and modified as follows:

A. Section 1.3.2h of the Declaration reading as follows:

"Plats and Plans" means the Plats and Plans for the Condominium being recorded contemporaneously herewith in the Allegheny County Recorder of Deeds Office as the same may be amended from time to time. A reduced copy of the Plat, is incorporated herein and marked as Exhibit B. A reduced copy of the Plans are incorporated herein and marked as Exhibit C.

is hereby amended to read as follows:

"Plats and Plans" means the Plats and Plans for the Condominium being recorded contemporaneously herewith in the Allegheny County Recorder of Deeds Office as the same may be amended from time to time. A reduced copy of the Plat is incorporated herein and marked as Exhibit B. A reduced copy of the Plans are incorporated herein and marked as Exhibit C. A reduced copy of the Amended Ground Floor Plan is incorporated herein and marked as Exhibit C-1.

B. Section 1.3.3g of the Declaration reading as follows:

"Percentage Interest" means the percentage of undivided ownership interest in the Common Elements appurtenant to each Unit as set forth in Exhibit D attached hereto, as the same may be amended from time to time.

is hereby deleted in its entirety and replaced by the following:

"Percentage Interest" means the percentage of undivided ownership interest in the Common Elements appurtenant to each Unit as set forth in Exhibit D-1 attached hereto, as the same may be amended from time to time.

3. Amended Ground Floor Plan. The Amended Ground Floor Plan, as referred to herein, is being recorded contemporaneously herewith in the Allegheny County Recorder of Deeds Office. A reduced copy of the Amended Ground Floor Plan is attached hereto, incorporated herewith and marked as Exhibit C-1. The Plans shall henceforth include the Amended Ground Floor Plan. All references to the Plans in the Declaration shall henceforth be deemed to include not only Exhibits B and C as originally attached to the Declaration, but also Exhibit C-1 as attached to this Amendment.


4. Percentage Interest. Attached as Exhibit D-1 to this Amendment is a list of all Units by their identifying numbers and the Percentage Interest in the common elements appurtenant to each Unit. Exhibit D to the Declaration is hereby declared to be null and void, of no further force and effect and replaced by Exhibit D-1 attached to this Amendment. Henceforth, all computations of votes in the Association and share of Common Expense Liability appurtenant to each Unit shall be based on the Percentage Interests shown on Exhibit D-1 attached to this Amendment.

5. Full Force and Effect. The Declaration, except as specifically amended hereby, shall remain otherwise unamended and in full force and effect.

IN WITNESS WHEREOF, Greystone has executed this First Amendment to Declaration of Condominium for Greystone Condominium the day and year first above written.

ATTEST:

GREYSTONE ASSOCIATES, INC.

 Richard Stern, Vice President
Richard Stern, Asst. Secretary

By: Richard Stern
~~Richard Stern, President~~
Richard Stern, Vice President

JOINDER BY UNIT OWNER

The undersigned, being the owner of Unit 1-B in the Greystone Condominium, by deed dated November 16, 1988 and recorded in the Allegheny County Recorder of Deeds Office in Deed Book Volume 7911, page 220, with the intent to be legally bound hereby, consents to the above Amendment and to the extent necessary, joins in such Amendment.

WITNESS:

[Signature]
[Signature]

Peter Neuberg
Peter Neuberg
Ellen Neuberg
Ellen Neuberg

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

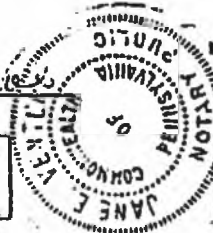
On this 21st day of December, A.D., 1988, before me, a Notary Public, the undersigned officer, personally appeared Ernest Stein, who acknowledged himself to be the President of GREYSTONE ASSOCIATES, INC., a Pennsylvania corporation, and that he as such officer, being authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jane E. Venturo
Notary Public

MY COMMISSION EXPIRES:

NOTARIAL SEAL
JANE E. VENTURO, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES AUG. 10, 1992



COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY) SS:

On this 21st day of December, 1988, A.D., before me, a Notary Public, the undersigned officer, personally appeared PETER NEUBERG and ELLEN NEUBERG, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

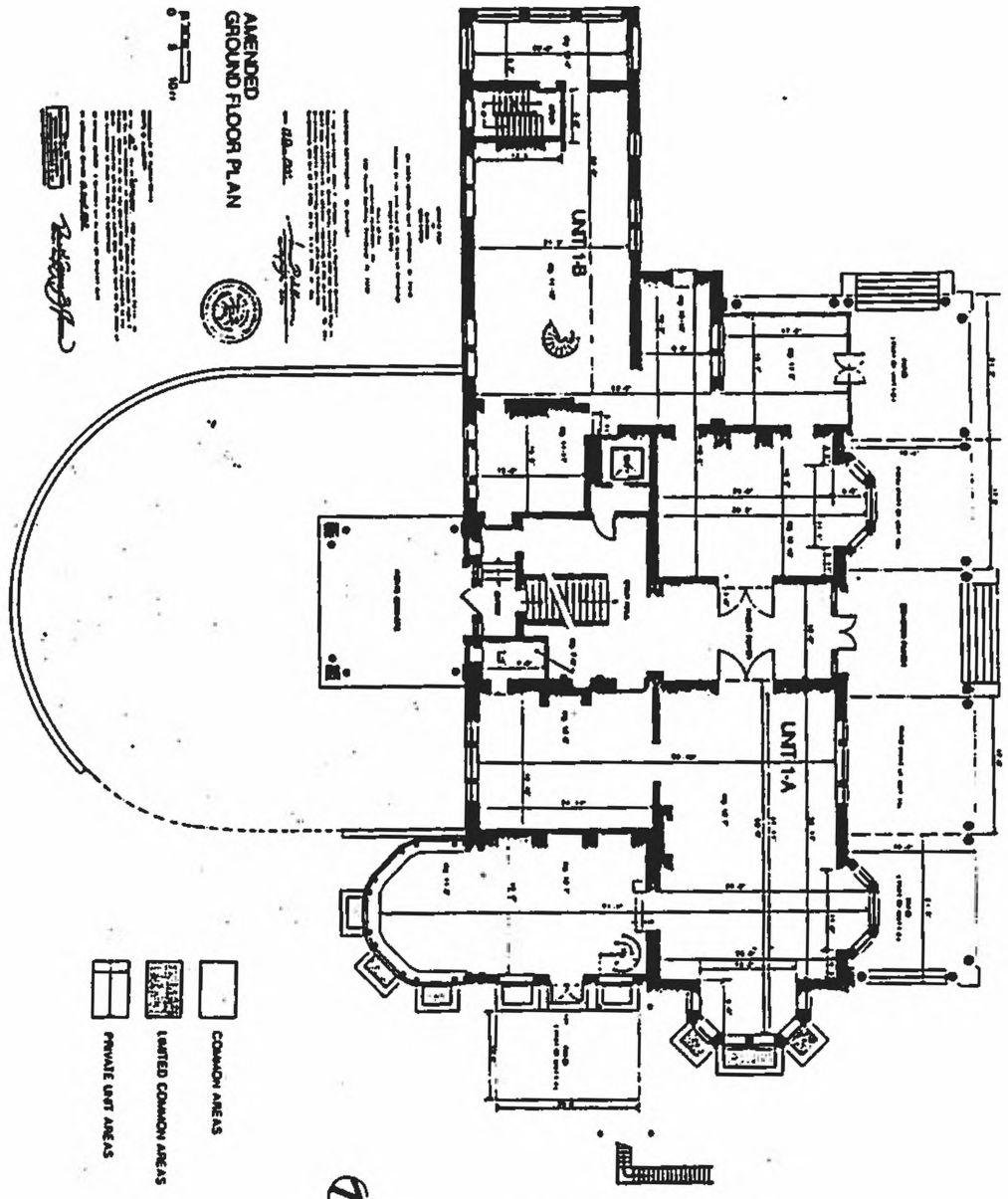
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Theresa A. Griffin
Notary Public

MY COMMISSION EXPIRES:

NOTARIAL SEAL
THERESA A. GRIFFIN, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES APRIL 24, 1989
Member, Pennsylvania Association of Notaries





**AMENDED
GROUND FLOOR PLAN**

0 10' 0"

Handwritten notes and signatures

- COMMON AREAS
- LIMITED COMMON AREAS
- PRIVATE UNIT AREAS

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EXHIBIT C-1
(Reduced Copy - Not to Scale)



DATE: 10/1/78
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT: [Name]
 SHEET: 313
 TOTAL SHEETS: 313

(WP1:311678)

GREYSTONE CONDOMINIUM
REVISED UNDIVIDED PERCENTAGE INTEREST IN
COMMON ELEMENTS APPURTENANT TO EACH UNIT

<u>UNIT NO.</u>	<u>TOTAL SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
1A	4,850	25.10
1B	3,960	20.50
2A	4,250	22.00
2B	3,090	16.00
3A	1,740	9.00
3B	<u>1,420</u>	<u>7.40</u>
Total	18,700	100%

EXHIBIT D-1

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Dec 28 1988 135916

Handwritten initials

FIRST AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR GREYSTONE CONDOMINIUM

BY

GREYSTONE ASSOCIATES, INC.

Handwritten: 16 50 MB 820

Kevin P. McKeegan, Esquire
MEYER, URENOVIC & SCOTT
ATTORNEYS AT LAW
1300 OLIVER BUILDING
PITTSBURGH, PA. 15222

Handwritten: 364197

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Recorded on this 28th day of December, 1988, in the
Recorder's Office of the said County in Deed Book Volume 7934,
Page 309.

Given under my hand and seal in the said office the day and
moresaid.



Handwritten signature: Michael J. Pelt...
Recorder

Dec 28 2 42 PM '88
RECORDED IN DEEDS
ALLEGHENY COUNTY, PA.

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